

**KOEHLER SURVEYING, INC.
P.O. BOX 28
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(419) 294-5388**

**LEGAL DESCRIPTION OF A 2.091 ACRE PARCEL
FOR THE BECK FAMILY**

Being a parcel of land situated in part of the Southwest Quarter of Section 29, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner of said Section 29;

thence on an assumed bearing of N 00° 10' 38" E along the west line of said Section 29 and the centerline of County Highway 96 a distance of 208.58 feet to a point marking a corner of a parcel of land now or formerly owned by M. Etzinger, Etux. and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 89° 41' 33" E a distance of 0.10 feet;

thence N 00° 10' 38" E along the west line of said Section 29 and the centerline of County Highway 96 a distance of 436.54 feet to a set MAG nail, referenced by a set iron rod situated S 89° 39' 49" E a distance of 30.00 feet;

thence S 89° 39' 49" E on a line, passing a set iron rod a distance of 30.00 feet, a total distance of 208.66 feet to a point marking a corner of a parcel of land now or formerly owned by R. & W. Wentling, referenced by a found iron pipe situated N 36° 41' 45" W a distance of 0.38 feet;

thence S 00° 10' 18" W along said R. & W. Wentling parcel a distance of 436.43 feet to a found iron rod marking a corner of said M. Etzinger, Etux. parcel;

thence N 89° 41' 33" W along said M. Etzinger parcel a distance of 208.70 feet to the **POINT OF BEGINNING**.

Containing in all 2.091 acres of land, more or less, of which 0.301 acre, more or less, is currently contained within highway right-of-ways. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

All set iron rods are 5/8" diameter with personalized plastic caps.

REFERENCE SURVEY VOL. B

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This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in November 2017.

Prior Deed References – DV 181, Page 147, DV 181, Page 152

17153-S



PT: 1 N: 0.0000 E: 0.0000
N0°10'38"E DIST: 436.54
PT: 2 N: 436.5379 E: 1.3503
S89°39'49"E DIST: 208.66
PT: 3 N: 435.3129 E: 210.0067
S0°10'18"W DIST: 436.43
PT: 4 N: -1.1152 E: 208.6991
N89°41'33"W DIST: 208.70
PT: 5 N: 0.0049 E: 0.0021

CLOSING BEARING/DISTANCE: S22°57'28"W DIST: 0.0053

MISclosure: N: 0.0049 E: 0.0021

AREA: 2.091 ACRES



REFERENCE SURVEY VOL. B
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